

**Approved**

**MINUTES OF SPECIAL MEETING**

**Pawtucket Redevelopment Agency**

**175 Main Street, Pawtucket, RI 02860**

**July 26, 2011 @ 12:15 p.m.**

**1. ROLL CALL:**

**Chairman William F. Harty, Jr., called the meeting to order at 12:20 p.m. and on a roll call vote, the following Members answered present:, Larry Monastesse, Francis Crawley, Roger Lemoie.**

**Also present were: Michael P. Davolio, Executive Director, Barney S. Heath, Assistant Director, Linda Elliott, Rehabilitation Coordinator, R. Kevin Horan, PRA Attorney, Richard Lavallee, Fiscal Manager, and Susan Rivet.**

**2. PUBLIC INPUT:**

**Susan Rivet questioned about the Secretary of State website regarding the PRA Agenda being filed late and not giving a 48 hour notice of the meeting. Ms. Elliott responded that with the new email address in the office, she was not able to gain access on the website on time.**

### **3. MINUTES OF PREVIOUS MEETING:**

Upon a motion by Mr. Crawley, seconded by Mr. Monastesse, the minutes from June 29, 2011 PRA meeting were unanimously approved.

### **4. BILLS:**

Upon a motion by Mr. Lemoie, seconded by Mr. Crawley and unanimously approved, bills totaling \$4,415.71 were approved for payment.

### **5. REPORTS:**

#### **(A) Residential Rehabilitation Loan Program:**

Mr. Heath reported that there were 64 expressions of interest in the Residential Rehab Program and that 10 applications were received this fiscal year. Mr. Heath also reported that the Elderly Paint Program did very well this past fiscal year.

#### **(B) Loan Delinquencies:**

Attorney Horan reported that Maria Felix is scheduled to appear in court sometime in August for her civil action against her promissory

**note. Mr. Heath reported that he did speak with Toyin Wilcox regarding her two loans and that she will start paying this month on them. Mr. Heath stated that the hotdog stand is operating on the corner of Main and Roosevelt and seems to be doing fairly well so far. Attorney Horan stated he received a foreclosure notice on Bosede and Yemi Umarudeen of 40 Clifford Street which is scheduled for August 23, 2011 at 2:00 p.m. Also Diane Fuller of 214 Chandler Street is scheduled for her foreclosure on August 14th.**

## **6. RETURNING BUSINESS:**

### **(A) Chester Building:**

#### **(1) Financial Statements:**

**Mr. Lavallee presented the June 2011 financial statements.**

#### **(2) Chester Building Update:**

##### **a. Signage Program Proposal:**

**Mr. Heath reported that he met with Matt Regan to go over signage for the building. Mr. Regan has proposed a more uniform system for the building. Mr. Heath stated he will have a price for the signage at the next agency meeting and hopes to speak with Attorney Garan before then.**

**b. Energy Efficiency Upgrades – National Grid Proposal:**

**Mr. Heath reported that National Grid will be starting the Energy Efficient Upgrade this week. Mr. Heath informed the members that with these upgrades from National Grid, the Agency will be saving \$2,800 a year. Mr. Heath stated that the Department of Employment and Training are not interested in the Energy Efficient Upgrade and will not be entering into a contract at this time.**

**c. Mixed Magic Utility Response:**

**Mr. Heath reported that Ricardo Pitts-Wiley has been busy with upcoming shows and has indicated a willingness to come to some sort of agreement.**

**d. Vacant Space Showings:**

**Mr. Davolio stated he showed the vacant space in the building to someone interested in pursuing a coffee shop. Mr. Davolio is interested in having an outdoor patio space and is very hopeful that the revenue of rent will pay for the construction that would be needed. Mr. Davolio stated he encouraged them to come back next month with a proposal on this plan for the agency members to review.**

## **(B) Property Disposition Updates:**

### **1. 335 Main Street (Old Colony Bank):**

**Mr. Heath reported that PCDC is having people go in and take a look and see if the building is structurally sound and will return with a proposal.**

### **2. Front Street:**

**Mr. Heath reported this project is complete and is waiting for the bike path easement description and will then prepare to transfer this property back to Collette Travel sometime in August.**

### **3. 354 Pine Street:**

**Mr. Heath reported that the testing of two different materials was completed last week and will get the results hopefully by the next agency meeting.**

## **(C) Litigation Matters:**

### **1. Silver Top Diner:**

**Attorney Horan stated the trial calendar is scheduled for September 26th.**

## **(D) Foreclosure Response Program Update:**

### **1. 242-244 Cottage Street:**

**Mr. Heath reported that this project is now complete. Mr. Heath stated he has scheduled an informal open-house for the agency members on Thursday, July 28th.**

### **2. 116-118 Prospect Street:**

**Mr. Heath stated he is bringing in an architect to get a better understanding on this property. Mr. Heath reported an RFP is due Friday, August 19th for Provision of On-Call Architecture Services and will have more information at the next agency meeting.**

## **(E) Independent Projects:**

### **1. Pawtucket Day and Child Care Center Project:**

**Mr. Heath reported this project is completed and is still awaiting the remaining \$5,000 from a \$20,000 service fee that the agency provided them.**

## **(F) PRA Commercial Loan:**

## **1. The Blackstone, 1005 Main Street:**

**Mr. Heath reported he met with John Lefrancois regarding an original loan request of \$45,000 and is now looking for a loan request in the amount of \$20,000. After reviewing the application, the PRA board members came to an agreement that they will not provide Mr. Lefrancois with a loan due to a confidence and collateral issue.**

## **7. NEW BUSINESS:**

### **(a) Employment Evaluation:**

**Mr. Heath reported that an evaluation for all PRA non-union personnel will be conducted within a few weeks and would request that Mr. Crawley and Mr. Lemoie attend from the PRA Personnel Board.**

### **(b) Legal Services Contract:**

**Mr. Heath presented a contract along with a Resolution to continue the legal services of R. Kevin Horan for July 1, 2011 – June 30, 2012 with a \$30,000 cap.**

**Upon a motion by Mr. Lemoie and seconded by Mr. Monastesse and unanimously approved for R. Kevin Horan to continue his legal services for the P.R.A.**

**Mr. Monastesse stated that he would like the staff to investigate the Women's Development Corporation loan in which they owe the agency.**

**8. NEXT MEETING:**

**The next meeting will be held on Tuesday, August 30, 2011 at 12:15 p.m.**

**9. ADJOURNMENT:**

**There being no further business, upon a motion by Mr. Crawley, seconded by Mr. Monastesse and unanimously approved, the meeting was adjourned at 1:53 p.m.**